

120.0

0013

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
813,800 / 813,800

APPRaised:

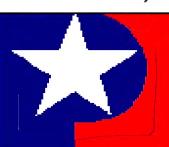
813,800 / 813,800

USE VALUE:

813,800 / 813,800

ASSESSED:

813,800 / 813,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
52		DICKSON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RODERICK LISA M	
Owner 2: WEISENFELD MARIAN R	
Owner 3:	

Street 1: 52 DICKSON AVENUE
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: MARIANI J LENA -
Owner 2: LIFE ESTATE -
Street 1: 52 DICKSON AVE
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 8,600 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2331 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8600		Sq. Ft.	Site		0	70.	0.79	5									474,599						474,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
101	8600.000	339,200			474,600	813,800							
Total Card	0.197	339,200			474,600	813,800	Entered Lot Size						
Total Parcel	0.197	339,200			474,600	813,800	Total Land:						
Source:	Market Adj Cost				Total Value per SQ unit /Card:	349.12	/Parcel:	349.1	Land Unit Type:				

Source:	Market Adj Cost	Total Value per SQ unit /Card:	349.12	/Parcel:	349.1	Parcel ID	120.0-0013-0001.0
Total Card	0.197	339,200			474,600	813,800	Entered Lot Size
Total Parcel	0.197	339,200			474,600	813,800	Total Land:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,200	0	8,600.	474,600	813,800	813,800	Year End Roll	12/18/2019
2019	101	FV	257,300	0	8,600.	481,400	738,700	738,700	Year End Roll	1/3/2019
2018	101	FV	257,300	0	8,600.	359,300	616,600	616,600	Year End Roll	12/20/2017
2017	101	FV	257,300	0	8,600.	325,400	582,700	582,700	Year End Roll	1/3/2017
2016	101	FV	257,300	0	8,600.	311,900	569,200	569,200	Year End	1/4/2016
2015	101	FV	256,100	0	8,600.	264,400	520,500	520,500	Year End Roll	12/11/2014
2014	101	FV	256,100	0	8,600.	250,900	507,000	507,000	Year End Roll	12/16/2013
2013	101	FV	256,100	0	8,600.	238,700	494,800	494,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARIANI J LENA,	54458-26		3/26/2010	Change>Sale	410,000	No	No		
	27216-297		4/16/1997	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2011	678	Manual	20,000					LANDSCAPING & GUTT
3/16/2010	181	Add Bath	55,000					new mbath & repl f

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/16/2010	Info Fm Prmt	BR	B Rossignol
1/6/2009	Entry Denied	372	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

